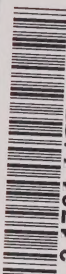


CA2φN Hφ40

-77φ53A

D



3 1761 11892582 5

Appendices to the report

Ontario Housing Requirements 1976-2001



Ontario

Ministry of Housing

Appendices to the report Ontario Housing Requirements 1976-2001

Prepared by

**PETER
BARNARD
ASSOCIATES**

February, 1977

for the Policy and Program
Development Secretariat



Ontario

Ministry of Housing

Hon. John Rhodes, *minister*

Donald Crosbie, *deputy minister*

Statements or opinions expressed herein are those of the author[s] and are not necessarily endorsed by the Ministry of Housing or by the Government of Ontario.

These appendices provide the additional supporting technical material to the report entitled *Ontario Housing Requirements 1976-2001*. Copies of the report are available from:

Ontario Government Bookstore
880 Bay St.

Toronto, Ont. M7A 1N8

Price: \$1.00 payable in advance
to the Treasurer of Ontario



APPENDICES

APPENDIX A

METHODOLOGY FOR FORECASTING HOUSING
REQUIREMENTS TO 2001

APPENDIX B

ANALYSIS OF POTENTIAL HOUSING SUPPLY

APPENDIX C

MONITORING



Digitized by the Internet Archive
in 2024 with funding from
University of Toronto

<https://archive.org/details/31761118925825>

APPENDIX A

METHODOLOGY FOR FORECASTING HOUSING REQUIREMENTS TO 2001

The purpose of this paper is to outline the methodology used in forecasting housing requirements in Ontario and to discuss the major assumptions that have been used. It has been organized into four sections - each dealing with one of the major steps in estimating the number and type of future housing requirements. The four steps consisted of:

1. Developing population profiles by age
2. Converting population into households
3. Estimating total housing requirements
4. Estimating unit type requirements

1. Developing population profiles by age.

In order to estimate future population age profiles population forecasts prepared during the summer of 1976 by the Economic Analysis Branch of the Ministry of Treasury, Economics and Intergovernmental Affairs were used. These forecasts are available for the province, the economic regions and all counties by age and sex. To deal with the lack of C.M.A. forecasts, estimates were made from the respective county TEIGA forecasts for the counties comprising CMA. In most cases the CMA accounts for in excess of 80% of a county's population. For forecasting purposes, it was also assumed that 1971 proportions would continue to the year 2001 and that there would be no deviation in the population age structure between the county and the CMA.

ASSUMED AGE PROFILE OF MIGRANTS
TO ONTARIO 1976-2001

<u>Age</u>	<u>% of Total</u>
<15	23
15-24	28
25-34	28
35-44	10
45-54	05
55-64	03
65+	02

ASSUMED GEOGRAPHIC DISTRIBUTION OF MIGRANTS
TO ONTARIO 1976-2001

<u>Regions</u>	<u>% of Provincial Total</u>
Central	80
Southwestern	07
Eastern	11
Northeastern	02
Northwestern	-

C.M.A.'s

Toronto	55
Hamilton	10
Ottawa	10
Kitchener	05
St. Catharines/Niagara	02
Windsor	03
London	03
Sudbury	01
Thunder Bay	-

- TEIGA forecasts are based on two key assumptions.

In any population forecast two factors, fertility and net migration pose the greatest uncertainty. In the TEIGA forecast a total fertility level of 2105 births per 1000 women aged 15-49 is assumed for the 1976-86 period. It should be noted that the rate used for the 1976-86 period is slightly higher than the actual rate of 1960 births/1000 women 15-47 experienced in 1973.

For migration a figure of 50,000 annually has been assumed to the year 2001. This figure is somewhat lower than the 60,000 level that has been current experience. Exhibit A-1 summarizes the age distribution of the migrants that is assumed in the forecast and Exhibit A-2 lists the geographic distribution of the migrants.

2. Converting population to households.

In order to convert population by age into households use has been made of the headship rate method. A headship rate is defined as the proportion of household heads in a given population grouping. In this forecast family and non-family headship rates were derived from the Statistics Canada "Household and Family Projections for Canada and the Provinces to 2001" and Statistics Canada, "Population Projection for Canada and the Provinces, 1972-2001".

The projected headship rates assume a continuation of previous trends towards the creation of more households by the same population. As Exhibit A-3 indicates the headship rates of most household types and age groups have increased. The only exception is the over 65 category which has experienced some decline in family headship rate

ONTARIO HEADSHIP RATES 1951, 1961, 1971*

<u>Total Headship Rates</u>			
	<u>1951</u>	<u>1961</u>	<u>1971</u>
15-24	n.a.}	.07}	.11}
25-34	n.a.} .18	.38} .24	.45} .25
35-44	.42	.45	.50
45-54	n.a.}	.50}	.52}
55-64	n.a.} .49	.52} .51	.55} .53
65+	.51	.53	.56

<u>Family Headship Rates</u>			
	<u>1951</u>	<u>1961</u>	<u>1971</u>
15-24	n.a.}	.06}	.08}
25-34	n.a.} .17	.36} .22	.39} .21
35-44	.40	.43	.46
45-54	n.a.}	.45}	.46}
55-64	n.a.} .43	.42} .44	.43} .45
65+	.37	.35	.32

<u>Non-Family Headship Rates</u>			
	<u>1951</u>	<u>1961</u>	<u>1971</u>
15-24	n.a.}	.01}	.03}
25-34	n.a.} .01	.02} .02	.05} .04
35-44	.02	.02	.04
45-54	n.a.}	.05}	.06}
55-64	n.a.} .06	.10} .07	.12} .08
65+	.14	.18	.24

* Source: Census 1951, 1961, 1971

ESTIMATED FUTURE HEADSHIP RATES FOR ONTARIO

1976-2001

	<u>Total Headship Rates</u>					
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	.12	.14	.16	.16	.15	.15
25-34	.46	.48	.50	.50	.50	.50
35-44	.51	.52	.52	.52	.53	.53
45-54	.53	.54	.54	.53	.53	.53
55-64	.56	.57	.58	.58	.58	.58
65+	.58	.60	.61	.60	.60	.60

	<u>Family Headship Rates</u>					
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	.08	.09	.10	.09	.09	.09
25-34	.40	.41	.42	.42	.42	.42
35-44	.47	.47	.47	.47	.47	.47
45-54	.47	.48	.48	.48	.48	.48
55-64	.44	.44	.44	.45	.45	.45
65+	.32	.32	.31	.30	.30	.30

	<u>Non-Family Headship Rates</u>					
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	.04	.05	.06	.07	.06	.06
25-34	.06	.07	.08	.08	.08	.08
35-44	.04	.05	.05	.05	.05	.05
45-54	.06	.06	.06	.05	.05	.05
55-64	.12	.13	.14	.13	.13	.13
65+	.26	.28	.30	.30	.30	.30

but non-family headship rates for this group have sharply increased. As discussed in the main body of the report this trend has resulted from three major factors: undoubling of families, increased rate of divorces and a complex set of socio-economic factors that resulted in more young and elderly maintaining their own households.

The projected headship rates show a continuation in the increase to 1986 after which some leveling is expected (Exhibit A-4). The increases are primarily the result of the increase in non-family household heads. This increase in non-family households is related to various socio-economic factors particularly continued economic growth, increased mobility and the desire for privacy.

To develop headship rates for the economic regions and the nine major urban centres, 1971 family and non-family headship rates by age were calculated. The deviations between these rates and the provincial one were calculated (Exhibit A-5). For the future it was assumed that these deviations from the provincial rate would continue.

These estimated headship rates were then applied to the population forecast by age to derive an estimate of the total number of households, family and non-family for each of the forecast years. The detailed results of these calculations for each of the areas forecast, are attached to this appendix. (Exhibits A-14 - A-28).

1971 REGIONAL HEADSHIP RATE DEVIATIONS
FROM PROVINCIAL RATE*

	Central	South Western	Eastern	North Eastern	North Western	Toronto	Hamilton	Ottawa	Kitchener	London	Windsor	St. Catharines	Thunder Bay	Sudbury
<u>Family</u>														
<25	-	+ .01	- .01	-	- .01	- .01	-	- .01	+ .03	+ .02	+ .01	-	- .01	+ .02
25-34	- .01	+ .02	+ .01	+ .02	+ .02	- .03	+ .01	+ .02	+ .04	+ .04	-	+ .02	+ .02	+ .03
35-44	-	-	- .01	-	+ .01	- .01	+ .01	+ .03	+ .01	+ .02	+ .01	+ .01	+ .01	+ .02
45-54	-	-	-	-	-	-	-	-	+ .02	+ .01	- .01	+ .02	-	+ .03
55-64	-	-	-	+ .02	+ .02	- .02	+ .01	- .02	+ .02	- .02	-	+ .03	+ .02	+ .04
65+	- .01	+ .01	-	+ .04	+ .03	- .03	- .01	-	-	- .04	+ .01	+ .02	+ .03	+ .03
<u>Non-Family</u>														
<25	-	-	-	- .01	- .01	+ .01	-	+ .02	+ .01	+ .02	- .01	- .01	-	- .01
25-34	+ .01	- .01	-	- .02	- .02	+ .02	- .01	+ .03	-	+ .01	- .01	- .01	- .01	- .02
35-44	-	- .01	-	- .01	-	+ .01	-	+ .01	- .01	-	-	-	-	- .01
45-54	-	-	-	-	-	+ .01	-	+ .02	-	-	-	-	-	- .01
55-64	-	-	+ .01	-	+ .01	-	-	+ .03	-	+ .02	-	-	+ .02	- .02
65+	-	+ .02	- .01	- .02	-	- .01	-	+ .01	- .01	+ .02	-	+ .01	+ .01	- .07

* Derived from 1971 Census cross-tabulations

AVERAGE ANNUAL ADDITIONAL HOUSING REQUIREMENTS
RESULTING FROM REPLACEMENT AND VACANCY FACTOR

	<u>1976-81</u>	<u>1981-86</u>	<u>1986-91</u>	<u>1991-96</u>	<u>1996-2001</u>
<u>Ontario</u>					
Replacement	4190	4750	5160	5490	5870
Vacancy	2880	990	310	250	320
Total	<u>7070</u>	<u>5740</u>	<u>5470</u>	<u>5740</u>	<u>6190</u>
<u>Central</u>					
Replacement	2610	2980	3260	3500	3760
Vacancy	1840	660	310	250	320
Total	<u>4450</u>	<u>3640</u>	<u>3570</u>	<u>3750</u>	<u>4080</u>
<u>Southwestern</u>					
Replacement	630	700	750	790	840
Vacancy	400	130	-	-	-
Total	<u>1030</u>	<u>830</u>	<u>750</u>	<u>790</u>	<u>840</u>
<u>Eastern</u>					
Replacement	570	640	690	720	770
Vacancy	390	130	-	-	-
Total	<u>960</u>	<u>770</u>	<u>690</u>	<u>720</u>	<u>770</u>
<u>Northeastern</u>					
Replacement	280	320	350	370	390
Vacancy	200	60	-	-	-
Total	<u>480</u>	<u>380</u>	<u>350</u>	<u>370</u>	<u>390</u>
<u>Northwestern</u>					
Replacement	100	110	110	110	110
Vacancy	50	10	-	-	-
Total	<u>150</u>	<u>120</u>	<u>110</u>	<u>110</u>	<u>110</u>
<u>Toronto</u>					
Replacement	1720	1960	2160	2320	2510
Vacancy	1070	380	180	140	180
Total	<u>2790</u>	<u>2340</u>	<u>2340</u>	<u>2460</u>	<u>2690</u>
<u>Hamilton</u>					
Replacement	360	410	430	450	480
Vacancy	70	40	30	30	30
Total	<u>430</u>	<u>450</u>	<u>460</u>	<u>480</u>	<u>510</u>
<u>Ottawa</u>					
Replacement	640	740	830	890	970
Vacancy	200	90	70	60	60
Total	<u>840</u>	<u>830</u>	<u>900</u>	<u>950</u>	<u>1030</u>
<u>Kitchener</u>					
Replacement	140	160	180	200	220
Vacancy	100	50	50	40	40
Total	<u>240</u>	<u>210</u>	<u>230</u>	<u>240</u>	<u>260</u>
<u>London</u>					
Replacement	120	140	150	160	170
Vacancy	100	40	30	30	40
Total	<u>220</u>	<u>180</u>	<u>180</u>	<u>190</u>	<u>210</u>
<u>Windsor</u>					
Replacement	80	90	100	100	130
Vacancy	100	30	20	20	20
Total	<u>180</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>150</u>
<u>St. Catharines</u>					
Replacement	220	240	260	280	290
Vacancy	100	40	30	20	20
Total	<u>320</u>	<u>280</u>	<u>290</u>	<u>300</u>	<u>310</u>
<u>Thunder Bay</u>					
Replacement	50	60	60	60	60
Vacancy	30	10	-	-	-
Total	<u>80</u>	<u>70</u>	<u>60</u>	<u>60</u>	<u>60</u>
<u>Sudbury</u>					
Replacement	80	100	110	120	130
Vacancy	50	20	-	-	-
Total	<u>130</u>	<u>120</u>	<u>110</u>	<u>120</u>	<u>130</u>

3. Estimating housing requirements.

Although growth in the number of households is the prime determinant of the need for additional housing units two other factors add an additional 10% to 15% to requirements. These are replacement demand and an allowance for vacancy.

- Replacement demand is difficult to estimate without details on the quality of housing stock throughout the province and the likelihood of major clearance projects. In our judgement the historical relationship to stock provides the best means of estimating replacement demand. Throughout Ontario replacement demand over the 1966-75 period has ranged from .0008 to .0032 of stock. For forecast purposes we have used this historic relationship of demolitions to total housing stock as a means of estimating replacement demand.

The following rates have been applied to housing stock in each of the forecast periods.

	<u>Annual Replacement Demand As % of Housing Stock</u>
Ontario and Economic Regions	.14
Toronto	.16
Hamilton	.19
Ottawa	.32
Kitchener	.14
St. Catharines/Niagara	.19
Windsor	.08
London	.10
Sudbury	.14
Thunder Bay	.14

AVERAGE ANNUAL NEW HOUSING REQUIREMENTS
1976-2001

	<u>1976</u> <u>-81</u>	<u>1981</u> <u>-86</u>	<u>1986</u> <u>-91</u>	<u>1991</u> <u>-96</u>	<u>1996</u> <u>-2001</u>
Ontario	88,000	84,000	64,000	54,000	60,000
Central	55,800	56,800	43,400	37,700	42,100
Eastern	12,000	11,000	7,700	6,200	7,200
Southwestern	12,200	10,600	7,900	6,600	7,500
Northeastern	6,300	6,200	4,000	3,000	3,400
Northwestern	1,500	900	500	400	300
Toronto	34,000	33,000	27,000	23,000	26,000
Ottawa	7,400	7,000	6,100	5,200	5,600
Hamilton	5,000	5,000	3,300	2,500	3,300
London	3,800	3,200	2,400	2,000	2,800
Kitchener	3,200	3,400	3,400	2,800	3,100
Windsor	3,000	2,700	1,900	1,900	2,400
St. Catharines/ Niagara	2,900	3,100	2,300	1,700	1,900
Thunder Bay	900	700	300	300	100
Sudbury	2,100	2,300	1,900	1,300	1,700

- Vacancy allowance assumed is 3% of rental stock.
Traditionally a 3% - 4% vacancy allowance is considered necessary for a healthy rental market. In this forecast we have assumed an increase in current vacancy rates to 3% by 1981 after which it would be maintained at 3%. The October 1976 C.M.H.C. apartment vacancy survey was used to estimate a vacancy rate base.

Exhibit A-6 indicates the additional housing requirements that will result from replacement and the vacancy allowance.

Combining these figures for replacement and vacancy with those for household growth results in the estimated growth in new housing requirements that are summarized in Exhibit A-7.

4. Estimating unit type requirements.

Recently several techniques have been developed for forecasting unit type requirements. These methods are primarily based upon extrapolation of recent construction activity or affordability relationships. For longer term forecasting purposes we feel that neither of these methods is appropriate.

Ontario has just passed through a period when apartment units greatly increased their share of new housing construction. (Exhibit A-8). As a result the composition of housing stock has shifted towards higher density housing.

% COMPOSITION OF
RESIDENTIAL CONSTRUCTION ACTIVITY
Ontario 1955-75

	<u>Single</u>	<u>Semi</u>	<u>Row</u>	<u>Apartment</u>
1955	81	5	1	13
1956	77	4	1	18
1957	71	6	2	22
1958	66	6	1	27
1959	64	6	-	29
1960	57	7	2	34
1961	54	8	1	36
1962	53	7	3	37
1963	48	8	4	40
1964	42	6	4	47
1965	40	4	6	50
1966	50	6	7	36
1967	39	6	7	48
1968	37	6	7	51
1969	38	6	7	49
1970	28	6	11	55
1971	35	8	8	49
1972	37	8	9	47
1973	39	7	11	43
1974	40	7	11	42
1975	42	11	15	32

Source: CMHC Canadian Housing Statistics

COMPOSITION OF HOUSEHOLD GROWTH
ONTARIO 1951-76

AGE OF HEAD	1951-61		1961-71		1971-76	
	Family	Non-Family	Family	Non-Family	Family	Non-Family
15-24	}		.09	.06	.04	.06
25-34		.03	.16	.06	.33	.07
35-44		.01	.11	.02	.06	.01
45-54	}		.15	.03	.14	.02
55-64		.05	.12	.04	.09	.03
65+		.07	.05	.11	.06	.08
TOTAL	.83	.17	.68	.32	.72	.28

<u>% of Ontario's Stock</u>			
	<u>1951</u>	<u>1961</u>	<u>1971</u>
single	70%	69%	61%
semi	} 11%	8%	7%
row		3%	4%
apartment	19%	20%	27%

However this shift has been accounted for mainly by substantial growth in the number of key age groups who occupy apartments primarily: non-family households under 35 and over 65 and family households under 35. (Exhibit A-9)

In the future the nature of household growth will change substantially. As Exhibit A-10 illustrates household growth will increasingly be concentrated in more mature family household age groupings. Thus to forecast unit type construction activity based upon a period of household growth substantially different from those anticipated in the future would produce erroneous results.

Affordability relationships are very complex, and also representative of the situation at one point in time. Since 1971 we have experienced a period of rapid erosion in affordability of new housing particularly the 1972-74 period. Currently the situation is improving as price increases stabilize and mortgage rates fall.

This recent period has not been consistent with long term patterns that would suggest improved affordability. Headship rates have increased tremendously suggesting greater ability to maintain independent households and the amenities offered in new housing units, (broadloom,

ESTIMATED COMPOSITION OF FUTURE HOUSEHOLD GROWTH
ONTARIO 1976-2001

AGE OF HEAD	1976-81		1981-86		1986-91		1991-96		1996-2001	
	Family	Non-Family	Family	Non-Family	Family	Non-Family	Family	Non-Family	Family	Non-Family
15-24	.06	.05	.01	.03	(.07)	.04	.05	(.02)	.05	.03
25-34	.25	.07	.20	.07	.14	.02	(.20)	(.04)	(.10)	(.02)
35-44	.17	.04	.32	.04	.36	.04	.30	.03	.16	.02
45-54	.04	.00	.04	.01	.23	(.01)	.53	.05	.38	.04
55-64	.11	.05	.08	.05	.04	(.03)	.02	.02	.21	.06
65+	.07	.10	.05	.11	.10	.13	.13	.13	.08	.08
TOTAL	.69	.31	.71	.29	.80	.20	.83	.17	.78	.22

appliances, landscaping, extra bathroom, etc.) have increased substantially.

The approach that we have used for forecasting is essentially demographic. We feel that, as the nature of household growth over the next 25 years will change considerably the distinct occupancy and tenure patterns by age and household type that existed in 1971 afford the best base for forecasting. These patterns were related to future growth by age and type to determine unit type requirements and trends in tenure to the year 2001. Exhibits A-29-A-43 contain these relationships for each area.

It should also be pointed out that the age group 35-64, and family households which will account for much of the household growth in the future, have both exhibited greater stability in patterns since 1951. Although it is not possible to trace occupancy patterns by age of household head over time it is possible to obtain some indication by examining tenure patterns. Since 1951 households in the 35-64 age category exhibit virtually no change.

% of Total Households in Age Group Owning

	<u>1951</u>	<u>1971</u>
< 35	52	37
35-44	68	71
45-64	76	75
65+	80	70

Family households also exhibit a similar pattern of virtually no shifts in tenure patterns since 1951.

% of Family Households Owning

1951	70
1961	72
1966	71
1971	68

Exhibit A-11 and A-12 summarize the proportion of future new housing requirements by type for each area of the province. Exhibit A-13 presents the estimated future tenure pattern by area.

COMPOSITION OF FUTURE HOUSING REQUIREMENTS

°/°
ONTARIO AND ECONOMIC AREAS

	1976 <u>-81</u>	1981 <u>-86</u>	1986 <u>-91</u>	1991 <u>-96</u>	1996 <u>-2001</u>
<u>Ontario</u>					
Single	52	57	67	72	67
Semi	6	7	6	7	7
Row	3	5	5	6	5
Apartment	39	31	22	15	21
<u>Central</u>					
Single	49	54	61	67	62
Semi	8	9	9	8	8
Row	4	4	4	3	3
Apartment	38	33	26	21	26
<u>Southwestern</u>					
Single	64	64	84	88	78
Semi	3	3	3	2	2
Row	4	3	3	2	2
Apartment	29	25	10	8	18
<u>Eastern</u>					
Single	52	57	68	78	70
Semi	7	7	7	7	6
Row	7	7	7	4	4
Apartment	34	29	18	11	20
<u>Northeastern</u>					
Single	61	68	79	73	80
Semi	4	4	4	3	3
Row	3	3	4	3	2
Apartment	32	25	13	21	15
<u>Northwestern</u>					
Single	73	76	96	95	75
Semi	3	2	1	-	1
Row	3	2	2	-	1
Apartment	21	20	1	5	23

COMPOSITION OF FUTURE HOUSING REQUIREMENTS
 %
 C.M.A.'s

		1976 -81	1981 -86	1986 -91	1991 -96	1996 -2001
Toronto	Single	41	44	48	55	48
	Semi	12	13	13	12	12
	Row	5	5	4	4	7
	Apartment	42	38	35	29	33
Ottawa	Single	49	47	52	55	57
	Semi	3	8	8	8	7
	Row	7	9	9	6	6
	Apartment	41	36	31	31	30
Hamilton	Single	43	59	74	76	74
	Semi	7	3	3	2	2
	Row	9	4	4	2	2
	Apartment	41	34	19	20	22
London	Single	50	60	75	77	75
	Semi	4	4	3	3	3
	Row	4	4	3	3	4
	Apartment	42	32	19	17	18
Kitchener	Single	50	60	75	77	75
	Semi	5	5	5	4	4
	Row	4	4	4	3	3
	Apartment	41	31	16	16	18
Windsor	Single	55	64	79	82	78
	Semi	5	5	3	3	3
	Row	4	4	4	4	4
	Apartment	36	27	14	11	15
St. Catharines/ Niagara	Single	51	62	76	78	76
	Semi	5	3	3	3	3
	Row	4	4	4	3	3
	Apartment	40	31	17	16	18
Thunder Bay	Single	55	67	69	69	80
	Semi	5	4	4	3	3
	Row	3	3	3	3	3
	Apartment	37	26	24	25	14
Sudbury	Single	51	65	67	67	78
	Semi	5	5	5	4	4
	Row	3	3	3	4	2
	Apartment	41	27	25	25	16

ESTIMATED FUTURE TENURE PATTERNS

	<u>1976</u> <u>-81</u>		<u>1981</u> <u>-86</u>		<u>1986</u> <u>-91</u>		<u>1991</u> <u>-96</u>		<u>1996</u> <u>-2001</u>	
	<u>Own</u> %	<u>Rent</u> %	<u>Own</u> %	<u>Rent</u> %	<u>Own</u> %	<u>Rent</u> %	<u>Own</u> %	<u>Rent</u> %	<u>Own</u> %	<u>Rent</u> %
Ontario	54	46	58	42	69	31	76	24	72	28
Central	55	45	60	40	67	33	72	28	67	33
Southwestern	57	43	63	37	81	19	87	13	77	23
Eastern	47	53	56	44	67	33	81	19	72	28
Northeastern	56	44	66	34	95	5	95	5	75	25
Northwestern	53	47	60	40	76	24	72	28	80	20
Toronto	49	51	54	46	58	42	65	35	61	39
Hamilton	51	49	61	39	76	24	77	23	73	27
Ottawa	45	55	49	51	55	45	58	42	60	40
London	53	47	63	37	76	24	78	22	77	23
Kitchener	53	47	63	37	78	22	78	22	76	24
Windsor	59	41	68	32	81	19	84	16	79	21
St. Catharines/ Niagara	55	45	64	36	78	22	79	21	77	23
Thunder Bay	58	42	68	32	70	30	70	30	81	19
Sudbury	54	46	67	33	70	30	70	30	79	21

ONTARIO

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	185	230	245	234	242	264
25-34	607	740	848	896	840	809
35-44	498	583	725	839	918	967
45-54	496	510	528	593	732	844
55-64	388	452	503	509	518	592
65+	<u>412</u>	<u>480</u>	<u>542</u>	<u>610</u>	<u>670</u>	<u>713</u>
Total	2586	2995	3391	3681	3920	4189

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	124	148	153	132	145	158
25-34	528	632	712	753	706	680
35-44	459	527	655	758	830	874
45-54	439	454	469	537	663	765
55-64	305	349	382	395	400	457
65+	<u>227</u>	<u>256</u>	<u>276</u>	<u>305</u>	<u>335</u>	<u>356</u>
Total	2082	2366	2647	2880	3079	3290

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	62	82	92	103	97	106
25-34	79	108	136	143	134	129
35-44	39	56	70	81	88	93
45-54	56	57	59	56	69	80
55-64	83	103	122	114	118	135
65+	<u>185</u>	<u>224</u>	<u>267</u>	<u>305</u>	<u>335</u>	<u>356</u>
Total	504	630	746	802	841	899

CENTRAL ONTARIO

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	113	140	153	144	153	170
25-34	387	459	513	549	530	523
35-44	319	376	467	526	569	608
45-54	312	326	340	390	478	539
55-64	237	279	319	328	340	393
65+	<u>249</u>	<u>291</u>	<u>333</u>	<u>386</u>	<u>432</u>	<u>468</u>
Total	1617	1871	2125	2323	2507	2701

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	85	100	104	95	98	110
25-34	350	408	451	484	468	461
35-44	298	349	433	488	528	565
45-54	279	292	306	353	433	487
55-64	185	216	247	255	264	306
65+	<u>137</u>	<u>155</u>	<u>169</u>	<u>195</u>	<u>215</u>	<u>230</u>
Total	1334	1520	1710	1870	2006	2159

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	28	40	49	49	55	60
25-34	37	51	62	65	62	62
35-44	21	27	34	38	41	43
45-54	33	34	34	37	45	52
55-64	52	63	72	73	76	87
65+	<u>112</u>	<u>136</u>	<u>164</u>	<u>169</u>	<u>217</u>	<u>238</u>
Total	283	351	415	431	496	542

SOUTHWESTERN ONTARIO

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	31	38	39	35	37	41
25-34	86	109	128	134	122	114
35-44	66	78	97	116	131	136
45-54	72	71	71	80	99	119
55-64	61	68	72	70	70	80
65+	<u>76</u>	<u>84</u>	<u>92</u>	<u>99</u>	<u>105</u>	<u>108</u>
Total	392	448	499	535	564	598

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	22	25	25	21	23	26
25-34	77	96	110	115	106	99
35-44	62	71	89	107	121	126
45-54	63	63	63	72	90	108
55-64	48	52	55	54	54	62
65+	<u>41</u>	<u>44</u>	<u>46</u>	<u>49</u>	<u>52</u>	<u>53</u>
Total	313	351	388	418	446	474

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	10	13	14	15	14	16
25-34	9	13	18	18	17	16
35-44	4	6	8	9	10	11
45-54	8	8	8	8	9	11
55-64	13	15	18	16	16	18
65+	<u>35</u>	<u>40</u>	<u>46</u>	<u>50</u>	<u>53</u>	<u>55</u>
Total	79	95	112	116	119	127

EASTERN ONTARIO

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	25	30	31	28	29	32
25-34	83	105	122	126	112	104
35-44	64	75	94	113	125	129
45-54	66	66	69	76	95	114
55-64	56	63	67	67	68	77
65+	<u>56</u>	<u>66</u>	<u>75</u>	<u>83</u>	<u>88</u>	<u>93</u>
Total	350	405	458	493	517	549

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	16	19	18	15	17	19
25-34	73	90	103	106	94	88
35-44	59	68	85	102	113	116
45-54	58	59	61	69	86	104
55-64	44	48	50	51	51	59
65+	<u>32</u>	<u>36</u>	<u>39</u>	<u>42</u>	<u>45</u>	<u>47</u>
Total	282	320	356	385	406	433

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	9	12	12	13	13	14
25-34	11	15	19	20	18	16
35-44	5	7	9	11	12	13
45-54	7	7	8	7	9	11
55-64	13	15	17	16	16	19
65+	<u>25</u>	<u>30</u>	<u>36</u>	<u>41</u>	<u>44</u>	<u>46</u>
Total	70	86	101	108	112	119

NORTHEASTERN ONTARIO

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	14	18	18	16	17	19
25-34	41	53	65	68	60	54
35-44	34	37	45	56	65	68
45-54	33	35	35	37	45	55
55-64	27	30	34	35	34	37
65+	<u>25</u>	<u>30</u>	<u>35</u>	<u>38</u>	<u>42</u>	<u>45</u>
Total	174	203	232	250	263	278

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	10	12	12	10	11	12
25-34	38	48	57	60	53	48
35-44	32	34	41	51	60	63
45-54	30	31	31	34	40	50
55-64	21	23	26	27	27	29
65+	<u>15</u>	<u>18</u>	<u>19</u>	<u>21</u>	<u>23</u>	<u>25</u>
Total	146	166	186	203	214	227

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	4	6	6	6	6	7
25-34	4	6	8	8	7	6
35-44	2	3	4	4	5	5
45-54	4	4	4	4	4	5
55-64	6	7	8	8	8	8
65+	<u>10</u>	<u>13</u>	<u>15</u>	<u>17</u>	<u>19</u>	<u>20</u>
Total	30	39	45	47	49	51

NORTHWESTERN

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	5	5	5	5	5	5
25-34	15	18	21	20	18	16
35-44	12	13	15	19	20	20
45-54	12	12	11	11	13	16
55-64	12	13	12	11	10	10
65+	<u>11</u>	<u>13</u>	<u>14</u>	<u>14</u>	<u>14</u>	<u>14</u>
Total	64	74	78	80	80	81

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	3	4	4	3	3	3
25-34	13	16	18	18	16	14
35-44	12	12	13	17	18	18
45-54	11	10	10	10	12	14
55-64	9	10	9	8	8	8
65+	<u>6</u>	<u>7</u>	<u>7</u>	<u>8</u>	<u>8</u>	<u>7</u>
Total	54	59	61	64	65	64

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	1	2	2	2	2	2
25-34	1	2	3	2	2	2
35-44	1	1	1	2	2	2
45-54	1	1	1	1	1	2
55-64	3	3	3	3	2	2
65+	<u>5</u>	<u>6</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>
Total	12	15	17	17	16	17

TORONTO C.M.A.

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	58	75	85	87	90	95
25-34	229	260	282	306	304	309
35-44	194	232	289	312	323	348
45-54	186	200	214	245	302	324
55-64	127	156	182	193	200	235
65+	<u>124</u>	<u>150</u>	<u>175</u>	<u>206</u>	<u>234</u>	<u>258</u>
Total	918	1073	1227	1349	1453	1569

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	34	43	48	43	48	51
25-34	189	210	224	224	242	246
35-44	175	205	256	276	286	308
45-54	162	175	187	218	268	288
55-64	99	119	136	148	153	180
65+	<u>67</u>	<u>78</u>	<u>86</u>	<u>99</u>	<u>113</u>	<u>124</u>
Total	725	830	937	1028	1110	1197

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	24	32	37	43	42	44
25-34	41	50	57	63	62	63
35-44	19	27	33	36	37	40
45-54	24	25	27	27	34	36
55-64	28	37	46	45	47	56
65+	<u>58</u>	<u>72</u>	<u>89</u>	<u>107</u>	<u>121</u>	<u>134</u>
Total	194	243	289	321	343	373

OTTAWA C.M.A.

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	12	15	16	16	17	19
25-34	45	55	61	65	61	60
35-44	32	39	52	61	65	68
45-54	33	35	37	44	57	66
55-64	25	30	33	34	36	43
65+	<u>21</u>	<u>27</u>	<u>33</u>	<u>38</u>	<u>43</u>	<u>46</u>
Total	168	201	232	258	279	302

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	7	8	8	7	9	9
25-34	37	45	49	52	49	48
35-44	29	35	46	54	58	60
45-54	28	30	32	38	50	58
55-64	19	22	24	25	26	31
65+	<u>11</u>	<u>14</u>	<u>16</u>	<u>18</u>	<u>20</u>	<u>22</u>
Total	131	154	175	194	212	228

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	6	7	7	8	9	9
25-34	8	10	12	13	12	12
35-44	3	4	6	7	7	8
45-54	5	5	5	5	7	8
55-64	6	8	9	9	10	11
65+	<u>10</u>	<u>13</u>	<u>17</u>	<u>20</u>	<u>22</u>	<u>24</u>
Total	38	47	56	62	67	72

HAMILTON C.M.A.

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	12	14	15	14	14	16
25-34	38	47	54	56	51	49
35-44	33	37	46	53	58	60
45-54	34	33	33	36	44	51
55-64	26	31	34	32	31	35
65+	<u>25</u>	<u>29</u>	<u>32</u>	<u>37</u>	<u>40</u>	<u>41</u>
Total	168	191	214	228	238	252

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	8	9	9	8	9	9
25-34	34	41	46	48	44	42
35-44	30	34	42	48	53	54
45-54	30	29	29	33	40	46
55-64	20	24	26	25	24	27
65+	<u>14</u>	<u>15</u>	<u>16</u>	<u>18</u>	<u>20</u>	<u>20</u>
Total	136	152	168	180	190	198

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	4	5	6	6	6	6
25-34	4	6	8	8	7	7
35-44	2	4	4	5	6	6
45-54	4	4	4	3	4	5
55-64	5	7	8	7	7	8
65+	<u>11</u>	<u>14</u>	<u>16</u>	<u>19</u>	<u>20</u>	<u>21</u>
Total	30	40	46	48	50	53

LONDON C.M.A.

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	9	11	12	11	11	12
25-34	26	31	34	37	35	34
35-44	18	23	29	33	35	38
45-54	18	19	20	23	29	33
55-64	15	17	19	18	19	23
65+	<u>17</u>	<u>20</u>	<u>22</u>	<u>25</u>	<u>27</u>	<u>29</u>
Total	103	121	136	147	156	169

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	6	7	7	6	7	7
25-34	22	26	29	31	29	28
35-44	17	21	26	30	32	34
45-54	16	17	17	21	27	30
55-64	11	13	14	14	14	17
65+	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>14</u>	<u>14</u>
Total	81	94	104	114	123	130

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	3	4	5	5	5	5
25-34	4	5	6	6	6	6
35-44	1	2	3	3	3	3
45-54	2	2	2	2	3	3
55-64	4	4	5	5	5	6
65+	<u>8</u>	<u>9</u>	<u>11</u>	<u>13</u>	<u>14</u>	<u>15</u>
Total	22	26	32	34	36	38

KITCHENER C.M.A.

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	7	9	10	11	12	13
25-34	23	27	29	32	33	34
35-44	15	19	26	30	31	33
45-54	15	16	17	21	28	32
55-64	11	13	16	17	17	22
65+	<u>11</u>	<u>13</u>	<u>15</u>	<u>18</u>	<u>21</u>	<u>22</u>
Total	82	97	113	129	142	156

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	5	6	7	7	7	8
25-34	20	23	25	27	28	29
35-44	14	18	24	27	28	31
45-54	14	14	15	19	26	29
55-64	9	10	12	13	14	17
65+	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>
Total	68	78	91	102	113	125

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	3	3	4	4	4	5
25-34	3	4	4	5	5	5
35-44	1	1	2	2	2	3
45-54	2	2	2	2	3	3
55-64	2	3	4	4	4	5
65+	<u>5</u>	<u>6</u>	<u>7</u>	<u>9</u>	<u>10</u>	<u>11</u>
Total	16	19	23	26	28	32

WINDSOR C.M.A.

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	6	8	8	8	9	10
25-34	19	24	28	29	28	28
35-44	15	19	24	28	31	33
45-54	16	15	16	18	23	27
55-64	13	15	16	16	16	19
65+	<u>15</u>	<u>17</u>	<u>19</u>	<u>21</u>	<u>22</u>	<u>23</u>
Total	84	98	111	120	129	140

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	5	6	6	5	6	7
25-34	17	21	24	25	24	24
35-44	14	17	22	25	28	30
45-54	14	14	14	17	21	25
55-64	10	12	12	12	12	14
65+	<u>9</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>11</u>	<u>12</u>
Total	69	79	88	95	102	112

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	2	2	3	3	3	3
25-34	2	3	4	4	4	4
35-44	1	2	2	3	3	3
45-54	2	2	2	2	2	3
55-64	3	3	4	3	4	4
65+	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>11</u>
Total	17	20	24	25	27	28

ST. CATHARINES C.M.A.

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	7	8	9	8	8	9
25-34	21	27	33	34	31	28
35-44	18	20	24	30	35	36
45-54	21	20	19	21	25	31
55-64	17	20	21	20	19	21
65+	<u>18</u>	<u>20</u>	<u>23</u>	<u>26</u>	<u>28</u>	<u>29</u>
Total	102	115	129	139	146	154

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	5	6	6	5	5	6
25-34	19	24	29	30	26	24
35-44	17	18	22	27	32	33
45-54	18	18	17	19	23	28
55-64	14	16	16	16	15	16
65+	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>
Total	83	93	102	110	115	122

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	2	3	3	3	3	3
25-34	2	3	5	5	4	4
35-44	1	2	2	3	3	3
45-54	2	2	2	2	2	3
55-64	3	4	5	4	4	5
65+	<u>8</u>	<u>9</u>	<u>11</u>	<u>13</u>	<u>14</u>	<u>14</u>
Total	18	23	28	30	30	32

SUDBURY C.M.A.

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	5	6	6	6	6	7
25-34	13	17	19	21	20	19
35-44	10	12	16	19	21	22
45-54	9	10	11	13	16	19
55-64	7	8	10	10	11	13
65+	<u>5</u>	<u>6</u>	<u>8</u>	<u>10</u>	<u>11</u>	<u>13</u>
Total	49	59	70	79	85	93

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	1	2	2	2	2	2
25-34	1	2	2	2	2	2
35-44	1	1	1	1	2	2
45-54	1	1	1	1	1	1
55-64	1	2	2	2	2	2
65+	<u>2</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>5</u>
Total	7	10	11	12	14	14

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's						
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	4	4	4	4	4	5
25-34	12	15	17	18	17	16
35-44	10	11	14	17	19	21
45-54	9	9	10	12	15	18
55-64	6	7	8	8	9	10
65+	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Total	44	50	58	65	71	78

THUNDER BAY C.M.A.

ESTIMATE OF TOTAL NUMBER OF HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	3	3	3	3	3	3
25-34	8	10	11	11	9	8
35-44	6	7	8	10	11	11
45-54	7	6	6	6	7	9
55-64	6	7	7	6	6	6
65+	<u>6</u>	<u>7</u>	<u>8</u>	<u>8</u>	<u>9</u>	<u>8</u>
Total	36	40	43	44	45	45

ESTIMATE OF NUMBER OF FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	2	2	2	1	1	2
25-34	7	8	10	9	8	7
35-44	6	6	7	9	10	10
45-54	6	6	5	6	7	8
55-64	5	5	5	5	4	5
65+	<u>3</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>5</u>	<u>4</u>
Total	26	29	31	34	35	36

ESTIMATE OF NUMBER OF NON-FAMILY HOUSEHOLDS 000's

	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>
15-24	1	1	1	1	1	1
25-34	1	1	2	1	1	1
35-44	0	1	1	1	1	1
45-54	1	1	1	1	1	1
55-64	1	2	2	2	1	1
65+	<u>3</u>	<u>3</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>
Total	7	9	11	10	9	9

ONTARIOFAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	26	6	4	63
25-34	52	9	6	32
35-44	72	9	5	14
45-54	77	7	4	13
55-64	76	6	3	16
65+	74	6	2	18

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	11	5	3	81
25-34	14	4	3	78
35-44	27	5	3	65
45-54	39	5	3	53
55-64	49	5	2	44
65+	52	5	2	40

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	15	85	5	95
25-34	52	48	14	86
35-44	72	28	25	75
45-54	77	33	40	60
55-64	81	19	52	48
65+	80	22	56	44

CENTRAL

FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN

% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	21	7	4	68
25-34	47	11	6	36
35-44	68	12	6	14
45-54	73	9	3	15
55-64	71	7	2	20
65+	69	7	3	21

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN

% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	10	5	2	83
25-34	12	5	2	81
35-44	21	6	3	70
45-54	33	6	3	58
55-64	42	6	2	50
65+	46	6	3	45

1971 TENURE PATTERN

% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	13	87	4	96
25-34	47	53	8	92
35-44	74	26	21	79
45-54	80	20	35	65
55-64	78	22	48	52
65+	78	22	52	48

SOUTHWESTERN ONTARIOFAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	38	5	4	53
25-34	69	4	5	22
35-44	85	3	3	9
45-54	87	2	2	8
55-64	86	2	2	10
65+	85	2	1	12

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	13	3	4	80
25-34	22	3	4	71
35-44	39	3	3	55
45-54	54	3	2	41
55-64	62	3	2	33
65+	64	2	2	32

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	20	80	6	94
25-34	57	43	15	85
35-44	80	20	36	64
45-54	86	14	52	48
55-64	87	13	62	38
65+	86	14	65	35

EASTERN ONTARIOFAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	24	8	6	62
25-34	51	8	11	30
35-44	70	9	9	12
45-54	76	7	6	11
55-64	75	6	4	15
65+	73	5	3	19

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	10	4	4	82
25-34	14	4	4	78
35-44	29	4	5	62
45-54	40	5	3	52
55-64	46	5	4	45
65+	52	5	2	40

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	14	86	4	96
25-34	44	56	11	89
35-44	68	32	27	73
45-54	76	24	40	60
55-64	79	21	48	52
65+	78	22	55	45

NORTHEASTERNFAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	36	5	3	56
25-34	63	5	4	28
35-44	80	4	4	12
45-54	82	4	3	11
55-64	80	3	2	15
65+	79	2	2	17

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	24	5	2	69
25-34	32	3	3	62
35-44	53	2	3	42
45-54	55	3	2	40
55-64	62	3	2	33
65+	64	3	2	31

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	17	83	9	91
25-34	49	51	18	82
35-44	74	26	45	55
45-54	79	21	50	50
55-64	81	19	60	40
65+	83	17	63	37

NORTHWESTERNFAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	32	4	3	61
25-34	37	3	2	58
35-44	60	1	-	39
45-54	68	2	1	29
55-64	70	2	1	27
65+	70	2	1	27

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	32	4	3	61
25-34	37	3	2	58
35-44	60	1	-	39
45-54	68	2	1	29
55-64	70	2	1	27
65+	70	2	1	27

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	OWN	RENT	OWN	RENT
< 25	25	75	10	90
25-34	59	41	19	81
35-44	80	20	43	57
45-54	86	14	60	40
55-64	86	14	66	34
65+	87	13	68	32

TORONTO C.M.A.FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	13	8	4	74
25-34	35	14	8	43
35-44	57	17	7	19
45-54	64	13	4	18
55-64	62	12	3	23
65+	56	12	3	28

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	8	6	3	83
25-34	9	6	2	83
35-44	15	7	3	75
45-54	23	7	4	66
55-64	30	9	3	58
65+	32	10	3	55

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	9	91	3	97
25-34	42	58	6	94
35-44	70	30	16	84
45-54	76	24	27	73
55-64	74	26	37	63
65+	70	30	42	58

OTTAWA C.M.A.

FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN

% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	11	4	9	76
25-34	38	8	16	38
35-44	61	11	13	15
45-54	67	9	8	16
55-64	64	8	5	23
65+	57	6	4	33

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN

% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	7	3	4	86
25-34	8	3	4	85
35-44	17	3	5	75
45-54	21	4	4	71
55-64	32	4	4	60
65+	33	4	3	60

1971 TENURE PATTERN

% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	10	90	3	97
25-34	39	61	7	93
35-44	63	37	17	83
45-54	70	30	24	76
55-64	70	30	31	69
65+	64	36	37	63

HAMILTON C.M.A.

FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN

% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	18	3	4	75
25-34	55	4	7	33
35-44	79	3	5	13
45-54	81	3	3	13
55-64	77	2	2	49
65+	44	3	2	51

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN

% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	8	3	1	88
25-34	12	2	3	83
35-44	19	3	3	75
45-54	33	4	2	61
55-64	47	3	1	49
65+	44	3	2	51

1971 TENURE PATTERN

% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	11	89	4	96
25-34	51	49	10	90
35-44	78	22	20	80
45-54	82	18	34	66
55-64	77	33	51	49
65+	78	22	50	50

KITCHENER C.M.A.FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	15	4	6	75
25-34	47	7	8	38
35-44	74	6	4	16
45-54	79	4	4	13
55-64	76	3	2	19
65+	75	3	1	21

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	10	1	1	88
25-34	11	1	2	86
35-44	24	3	-	73
45-54	35	3	2	60
55-64	47	2	2	48
65+	46	3	2	49

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	11	89	3	97
25-34	47	53	8	92
35-44	76	24	24	76
45-54	81	19	38	62
55-64	81	19	52	48
65+	81	19	51	49

LONDON C.M.A.FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	20	3	4	72
25-34	54	5	8	32
35-44	77	5	5	13
45-54	82	3	3	13
55-64	79	2	2	16
65+	75	2	1	23

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	6	4	4	86
25-34	10	2	4	84
35-44	21	2	3	74
45-54	34	3	2	61
55-64	46	3	1	50
65+	48	2	1	49

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	14	86	3	97
25-34	49	51	7	93
35-44	74	26	21	79
45-54	81	19	36	64
55-64	80	20	50	50
65+	78	22	51	49

WINDSOR C.M.A.FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	35	4	4	57
25-34	66	4	5	25
35-44	84	3	4	9
45-54	87	2	3	8
55-64	86	1	1	12
65+	80	1	2	17

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	15	3	2	80
25-34	19	5	5	71
35-44	34	1	2	63
45-54	48	2	2	46
55-64	56	2	1	41
65+	56	2	4	38

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	22	78	5	95
25-34	59	41	16	84
35-44	82	18	31	69
45-54	87	13	46	54
55-64	88	12	60	40
65+	87	13	60	40

ST. CATHARINES-NIAGARA C.M.A.FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	31	4	3	62
25-34	66	5	3	26
35-44	85	3	2	10
45-54	89	2	1	8
55-64	85	2	1	12
65+	79	3	2	16

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	11	2	3	84
25-34	23	2	2	73
35-44	43	0	2	55
45-54	52	3	2	43
55-64	60	2	2	36
65+	62	2	2	34

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	18	82	6	94
25-34	57	43	14	86
35-44	82	18	35	65
45-54	88	12	48	52
55-64	87	13	63	37
65+	83	17	66	34

SUDBURY C.M.A.FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	26	5	2	67
25-34	53	6	5	36
35-44	76	4	4	16
45-54	76	4	3	17
55-64	72	4	2	22
65+	64	4	2	30

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	23	7	2	68
25-34	26	3	2	69
35-44	35	2	5	55
45-54	55	0	4	41
55-64	43	3	0	54
65+	41	4	0	55

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	13	87	8	92
25-34	45	55	16	84
35-44	72	28	33	67
45-54	74	26	39	61
55-64	74	26	48	52
65+	79	21	47	53

THUNDER BAY C.M.A.FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	44	5	5	47
25-34	71	5	3	32
35-44	87	3	2	8
45-54	88	2	2	8
55-64	87	1	2	10
65+	83	1	2	13

NON-FAMILY HOUSEHOLD UNIT TYPE OCCUPANCY PATTERN% BY AGE OF HEAD - 1971

	<u>SINGLE</u>	<u>SEMI</u>	<u>ROW</u>	<u>APARTMENT</u>
< 25	23	5	-	72
25-34	27	-	-	73
35-44	48	-	-	52
45-54	57	2	2	39
55-64	60	1	1	38
65+	62	2	2	35

1971 TENURE PATTERN% BY AGE OF HEAD - 1971

	<u>FAMILY</u>		<u>NON-FAMILY</u>	
	<u>OWN</u>	<u>RENT</u>	<u>OWN</u>	<u>RENT</u>
< 25	25	75	9	91
25-34	62	38	14	86
35-44	83	17	34	66
45-54	89	11	54	46
55-64	89	11	59	41
65+	86	14	64	36

APPENDIX B

ANALYSIS OF POTENTIAL HOUSING SUPPLY

As part of the overall housing forecast it was felt appropriate to briefly examine the potential supply of housing during the next two or three years, as well as over the long term for each of the province's 9 C.M.A.'s. As C.M.A. boundaries do not always correspond to regional, municipal or county boundaries estimates were required to complete some areas. Exhibit B-1 summarizes the major planning areas in each C.M.A.

SHORT TERM

The short term supply of housing was calculated by examining the contributing factors:

1. Plans of subdivision. Estimates of both draft or final approved subdivision activity as well as those in the approval process and pending approval were obtained from the active subdivision files of the Ministry of Housing. Plans of subdivision activity are summarized by major urban area in the tables following.
2. Units under construction and those built but unoccupied. Estimates of this portion of short term supply are based upon figures published by C.M.H.C. and available in their monthly publication Canadian Housing Statistics. These figures are also included in the attached tables.

EXHIBIT B-1- PLANNING AREAS IN EACH CMA

CMA	PLANNING AREA
Toronto	<ul style="list-style-type: none"> ● Metropolitan Toronto ● Region of Peel ● Region of York (minus Georgina and East Gwillimbury) ● Halton (minus Burlington) ● Durham (including only Ajax and Pickering)
Ottawa	<ul style="list-style-type: none"> ● Region of Ottawa-Carleton
Hamilton	<ul style="list-style-type: none"> ● Region of Hamilton-Wentworth ● City of Burlington ● Town of Grimsby
London	<ul style="list-style-type: none"> ● County of Middlesex (City of London, N. Dorchester, Westminster, London Twp., Nissouri W.) ● County of Elgin (St. Thomas, Yarmouth, Southwold, Pt. Stanley)
St. Catharines-Niagara	<ul style="list-style-type: none"> ● Region of Niagara (minus Grimsby)
Kitchener	<ul style="list-style-type: none"> ● Region of Kitchener-Waterloo
Sudbury	<ul style="list-style-type: none"> ● Region of Sudbury
Windsor	<ul style="list-style-type: none"> ● County of Essex
Thunder Bay	<ul style="list-style-type: none"> ● District of Thunder Bay

3. Condominium activity. Exhibit B-2 lists our estimate of potential short term supply of condominium units as estimated for the Residential Unit Inventory of the Ministry of Housing.
4. Registered plans of subdivision. Excluded from our analysis of short term supply are the registered plans of subdivision which have not been built upon. Figures for these types of lots are extremely difficult to calculate and have thus been excluded for this short term analysis. Our experience elsewhere would suggest that in many communities the potential supply of housing units on these lots is quite substantial.

LONG TERM

Long term potential supply of housing is much more difficult to estimate. However we feel that an indication of this activity can be obtained by examining population targets for each of the C.M.A.s. This was accomplished through an examination of population targets in Official Plans and by contacting municipalities without official plans to determine their current population forecasts. Determining the relationship between the population that is being planned for in each area and the population projections developed for this forecast allows us to determine whether inconsistencies exist which could lead to potential problems in the future. The situation within each C.M.A. is summarized in the following attachments.

ESTIMATED POTENTIAL OF SHORT TERM
SUPPLY OF CONDOMINIUM UNITS

<u>C.M.A.</u>	<u>NUMBER OF UNITS</u>
Toronto	11,100
Ottawa	3,000
Hamilton	2,000
London	1,000
St. Catharines/Niagara	400
Kitchener	800
Sudbury	200
Windsor	100
Thunder Bay	-

1. TORONTO CMA

STUDY AREA: Metro Toronto
 Region of Peel
 Parts of Halton (Oakville, Milton)
 Parts of Durham (Ajax and Pickering)
 Region of York (Southern Proportion)

SHORT TERM HOUSING SUPPLY: Currently 90,800 units in subdivision approval process representing 2.7 years supply. One year's supply has been draft or finally approved, with an additional one year's supply of units either under construction, completed or unoccupied. Housing supply therefore, seems to be sufficient for the short term.

STAGE	Unit Type*				# of Year's Supply
	Single	Semi	Multiples	Total	
● draft & final approved	9250	5970	23170	38390	1.1
● pending	18340	12010	22060	52410	1.5
Sub-Total	27590	17980	45230	90800	2.7
● under construction or vacant	7260		30490	37750	1.1
Total				128550	3.8

* rounded to nearest 10

LONG TERM HOUSING SUPPLY: Areas together expect population of 4,890,000 by 2001 which is about 500,000 more than projected in this study. 2.8 million people will be living in Metro Toronto and over 1 million people in Peel. The Durham O.P. has designated enough land to meet its population requirements and there is sufficient servicing available. Peel York and Halton also have sufficient land. Metro Toronto has little vacant land left and stresses the need for adjacent areas like York, Halton, Peel and Durham to attract population growth which might otherwise fall to Metro. At present densities there is insufficient land available in Metro Toronto to house 2.8 million people.

OVERALL CONCLUSIONS: No short term housing problems. Do not anticipate long term problems as long as York, Peel, Halton, and Durham are able to attract jobs and housing to offset pressure on Metro Toronto.

SUBDIVISION ACTIVITY: TORONTO CMA (5/10/76)

AREA MUNICIPALITY	# OF UNITS IN PROCESS											
	D.A. & F.A.				PENDING				TOTAL			
	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL
METRO	2434	1920	3046	7400	4058	4974	5636	14668	6492	6894	8682	22068
PEEL	3991	3124	8559	15674	6663	4550	10180	21393	10654	7674	18739	37067
YORK (minus Georgina and East Gwillimbury)	1603	307	100	2010	5731	1734	3998	11463	7334	2041	4098	13473
HALTON (minus Burlington)	1070	574	365	2009	1167	23	271	1461	2237	597	636	3470
DURHAM (only Ajax and Pickering)	149	48	-	197	719	732	1971	3422	868	780	1971	3619
TOTAL	9247	5973	12070	27290*	18338	12013	22056	52407	27585	17986	34126	79697*

* excludes an estimated 11,100 condominium units

Source: Ministry of Housing, Subdivision Branch

2. OTTAWA CMA

STUDY AREA: Region of Ottawa-Carleton

SHORT TERM HOUSING SUPPLY: More than adequate with total of 32,460 housing units representing 4.4 years supply currently in subdivision approval process. 2.8 years of this is draft or final approved with another .6 years supply of housing now under construction or unoccupied. The Townships of Nepean and Gloucester represent the heaviest housing activity.

STAGE	UNIT TYPE*				# OF YEARS SUPPLY
	Single	Semi	Multiple	Total	
● draft & final approved	4290	3740	12660	20690	2.8
● pending	2100	1510	8165	11770	1.6
Sub-Total	6390	5250	20825	32460	4.4
● units under construction or vacant	1060		3210	4270	.6
Total				36730	5.0

* Rounded to nearest 10

LONG TERM HOUSING SUPPLY: Regional Official Plan partially approved by Ministry of Housing in August 1976 and plan is based on population of 1,000,000 in 25-30 years time. This is over 200,000 people more than our forecast expects for the area. Plan recommends that 60,000 acres will be required to accommodate this growth at an average of 14 persons per acre. Estimate that 360,000 dwelling units will be needed for 1,000,000 people. Intention to develop water and sanitary sewer systems to service all lands designated for principal urban development.

OVERALL CONCLUSIONS: No real problems. Region has more than adequate supply of short term housing. For the long term, Region has designated both future population and sufficient land to accommodate it.

SUBDIVISION ACTIVITY: OTTAWA CMA (5/10/76)

AREA MUNICIPALITY	# OF UNITS IN PROCESS											
	D.A. & F.A.				PENDING				TOTAL			
	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL
OTTAWA	334	130	1956	2420	48	18	-	66	382	148	1956	2486
RIDEAU	168	-	-	168	-	-	-	-	168	-	-	168
GOULBOURN	1210	-	-	1210	378	302	1776	2456	1588	302	-	3666
NEPEAN	1164	2722	3054	6940	654	780	1532	2966	1818	3502	4586	9906
OSGOODE	13	-	-	13	160	-	-	160	173	-	-	173
CUMBERLAND	413	436	1068	1917	207	-	-	207	620	436	1068	2124
GLOUCESTER	947	400	3582	4927	436	240	3596	4272	1383	640	7178	9201
WEST CARLETON	40	-	-	40	118	-	-	118	158	-	-	158
MARCH	-	56	-	56	99	168	1261	1528	99	224	1261	1584
TOTAL	4289	3744	9660	17693*	2100	1508	8165	11773	6389	5252	17825	29466*

* excludes an estimated 3,000 condominium units
Source: Ministry of Housing, Subdivision Branch

3. HAMILTON CMA

STUDY AREA: Region of Hamilton-Wentworth
Part of Halton (Burlington)
Part of Niagara (Grimsby)

SHORT TERM HOUSING SUPPLY: More than adequate supply of housing with over 8,600 units representing 1.7 years supply, either draft or finally approved. Additional 3.4 year's supply in process with another 1.6 years supply under construction completed or unoccupied.

STAGE	UNIT TYPE*				# OF YEARS SUPPLY
	Single	Semi	Multiples	Total	
● draft & final approved	3300	2090	3200	8590	1.7
● pending	7750	2970	6430	17150	3.4
Sub-Total	11050	5060	9630	25740	5.1
● units under construction or vacant	1230		6660	7890	1.6
Total				33630	6.7

* Rounded to nearest 10

LONG TERM HOUSING SUPPLY: No finally approved Official Plans for these areas but trends for Hamilton-Wentworth, Grimsby, and Burlington suggest a population of around 794,000 by 2001. This is over 100,000 higher than this studies' projection of 690,000. Hamilton-Wentworth estimates that it will need approximately 6,750 additional acres for residential development to accommodate 87,200 dwelling units. Hard services are not expected to constrain meeting these targets. Less information available on Burlington and Grimsby.

GENERAL CONCLUSIONS: Definitely no problems in short term supply of housing. No apparent problems in long term supply particularly as CMA forecasts 100,000 more people than this study does for 2001. However, more definite conclusions only possible when decisions have been made for planning in Burlington and Grimsby.

SUBDIVISION ACTIVITY: HAMILTON CMA (5/10/76)

AREA MUNICIPALITY	# OF UNITS IN PROCESS											
	D.A. & F.A.				PENDING				TOTAL			
	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL
REGION OF HAMILTON- WENTWORTH	2932	2087	1077	6096	3160	1500	3789	8449	6092	3587	4866	14545
BURLINGTON	242	-	125	367	3887	1385	2640	7912	4129	1385	2765	8279
GRIMSBY	124	2087	-	124	705	87	-	792	829	87	-	916
TOTAL	3298	2087	1202	6587*	7752	2972	6429	17153	11050	5059	7631	23740*

* excludes an estimated 2,000 condominium units

Source: Ministry of Housing, Subdivision Branch

4. LONDON CMA

STUDY AREA: Parts of County of Middlesex (City of London, N. Dorchester, Westminster, London Twp., Nissouri West)
Parts of County of Elgin (St. Thomas, Yarmouth, Southwold, Pt. Stanley)

SHORT TERM HOUSING SUPPLY: More than adequate short term supply with 23,400 units, representing 6.2 years supply, now in subdivision approval process. About 3.7 years are draft and finally approved. Additional one year's supply in new units under construction, completed or unoccupied.

STAGE	UNIT TYPE*				# OF YEARS SUPPLY
	Single	Semi	Multiples	Total	
● draft & final approved	3440	2900	7900	14240	3.7
● pending	2460	1010	5690	9160	2.4
Sub-Total	6900	3910	13590	23400	6.2
● units under construction or vacant	1100		3330	4430	1.2
Total				27830	7.3

* Rounded to nearest 10

LONG TERM HOUSING SUPPLY: City of London and Elgin County both have Official Plans approved in 1973. City of London plus relevant areas of Elgin County expect to have about 439,000 people by 1996. This is slightly higher than the 412,600 people projected by this study for this area. However, the City of London O.P. states that all of the land designated for residential use could accommodate a population in excess of 500,000 people. With expansion, there is sufficient servicing capacity in the City of London for this growth. There are servicing problems in some of the outlying areas however, due to the soil.

OVERALL CONCLUSIONS: No short term housing problem with more than an adequate supply in various stages of the approval process and under construction. Planning is not as well organized as in regional municipalities but based on existing knowledge, there do not appear to be long term problems.

AREA MUNICIPALITY	# OF UNITS IN PROCESS											
	D.A. & F.A.			PENDING			TOTAL					
	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL
LONDON	3088	2855	6701	12644	2326	974	5686*	8986	5414	3829	12387	21630
WESTMINSTER	-	-	-	-	20	-	-	20	20	-	-	20
DORCHESTER	43	-	-	43	70	-	-	70	113	-	-	113
ST. THOMAS	293	45	202	540	23	36	-	59	316	81	202	680
PT. STANLEY	20	-	-	20	-	-	-	-	20	-	-	20
YARMOUTH	-	-	-	-	24	-	-	24	24	-	-	24
TOTAL	3444	2900	6903	13247**	2463	1010	5686*	9159	5907	3910	12589	22406**

* Multiples are conservative as some plans just list blocks, and not details of numbers of units.

**** excludes an estimated 1,000 condominium units**
Source: Ministry of Housing, Subdivision Branch

5. KITCHENER CMA

STUDY AREA: Region of Waterloo

SHORT TERM HOUSING SUPPLY: Adequate short term in housing with 12,550 units in subdivision approval process representing 3.9 years supply. Two years of this is draft or final approved with another one year's supply or housing now under construction or unoccupied. As could be expected the majority of this activity is in Kitchener with lesser amounts in Cambridge and Waterloo.

STAGE	UNIT TYPE*				# OF YEARS SUPPLY
	Single	Semi	Multiples	Total	
● draft & final approved	2890	1630	2780	7300	2.3
● pending	2360	960	1930	5250	1.6
Sub-Total	5250	2590	4710	12550	3.9
● units under construction or vacant	1610		1560	3170	1
Total				15720	4.9

* Rounded to nearest 10

LONG TERM HOUSING SUPPLY: Regional Official Plan now before the Province, hopefully to be approved by the end of 1976. Population figures developed by the Region are higher than those prepared for this study, with Regional estimates of 427,800. Policies for resident land use are centred on major settlement areas which have set aside enough land to accommodate all expected population growth. Population projections have been prepared in awareness of servicing capacities and constraints.

OVERALL CONCLUSIONS: No known problems. Region has adequate supply of short term housing and for the long term has projected future population and set aside enough land to accommodate it.

SUBDIVISION ACTIVITY: KITCHENER CMA (5/10/76)

AREA MUNICIPALITY	# OF UNITS IN PROCESS											
	D.A. & F.A.				PENDING				TOTAL			
	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL
CAMBRIDGE	776	379	330	1485	527	285	690	1502	1303	664	1020	2987
KITCHENER	1593	1220	1640	4453	1254	509	812	2575	2847	1729	2452	7028
NORTH DUMFRIES	22	-	-	22	37	-	-	37	59	-	-	59
WELLESLEY	117	-	-	117	104	44	209	357	221	44	209	474
WATERLOO	297	27	7	331	284	122	220	626	581	149	227	957
WOOLWICH	48	-	-	48	139	-	-	139	187	-	-	187
WILMOT	42	-	-	42	15	-	-	15	57	-	-	57
	2895	1626	1977	6498 *	2360	960	1931	5251	5255	2586	3908	11749*

* excludes an estimated 800 condominium units
Source: Ministry of Housing, Subdivisions Branch

6. WINDSOR CMA

STUDY AREA: County of Essex

SHORT TERM HOUSING SUPPLY: Of all the areas examined, Windsor has the lowest number of housing units in process with only 1.3 year's supply. Most of the subdivision activity is in Windsor, followed by Tecumseh and St. Clair Beach. This low supply is also present in the number of units under construction or unoccupied, with less than one year's supply. Evidence suggests that there could be a potential short term housing problem.

STAGE	UNIT TYPE*				# OF YEARS SUPPLY
	Single	Semi	Multiples	Total	
● draft & final approved	1360	120	100	1580	.5
● pending	960	180	370	1510	.5
Sub-Total	2320	300	470	3090	1
● units under construction or vacant	360		510	870	.3
Total				3960	1.3

* Rounded to nearest 10

SHORT TERM HOUSING SUPPLY: City of Windsor has an Official Plan which received Ministerial approval in April 1972. Appendices to the O.P. projected a 1986 population of 330,000 for the Windsor CMA. This is also identical to this studies' projections of 332,500 people. City of Windsor has enough land to accommodate all of this growth if adequate servicing schemes are implemented. Some additional population could also be accommodated in the adjacent urban areas. A recent housing study for the City has indicated the need for 1600 units per year for the next 10 years. This is slightly less than the amount draft and finally approved for the entire County.

OVERALL CONCLUSIONS: Short term housing situation seems to be just meeting demand with about one year's supply in the approval process. Potential for problem seems greater in the short term than the long term.

SUBDIVISION ACTIVITY: WINDSOR CMA (5/10/76)

AREA MUNICIPALITY	# OF UNITS IN PROCESS									
	D.A. & F.A.				PENDING				TOTAL	
	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	TOTAL
ST. CLAIR BEACH	3	-	-	3	316	-	-	316	319	319
ANDERDON	197	-	-	197	-	-	-	-	197	197
TECUMSEH	330	-	-	330	129	-	-	129	459	459
WINDSOR	651	120	-	771	429	181	368	978	1080	1749
ESSEX	64	-	-	64	46	-	-	46	110	110
MALDEN	110	-	-	110	19	-	-	19	129	129
BELLE RIVER	-	-	-	-	24	-	-	24	24	24
TOTAL	1355	120	-	1475*	963	181	368	1512	2318	2987*

* excludes an estimated 100 condominium units

Source: Ministry of Housing, Subdivisions Branch

7. ST. CATHARINES-NIAGARA CMA

STUDY AREA: Region of Niagara

SHORT TERM HOUSING SUPPLY: More than adequate housing with 18,430 units in process representing 6.4 years supply. 2.2 years of this is draft and final approved with another one year's supply of housing now under construction or unoccupied. The bulk of subdivision activity is St. Catharines and Niagara Falls. Thorold has the highest number of units in process although only 1/4 of them are draft or final approved.

STAGE	UNIT TYPE*				# OF YEARS SUPPLY
	Single	Semi	Multiples	Total	
● draft & final approved	3000	1970	1370	6340	2.2
● pending	4900	3150	4040	12090	4.2
Sub-Total	7900	5120	5410	18430	6.4
● units under construction or vacant	1830		1370	3200	1.1
Total				21630	7.5

* Rounded to nearest 10

LONG TERM HOUSING SUPPLY: Regional Official Plan now before Province for resolution over amount of land to be permitted for future urban development. Region estimates a population of between 468-500,000 by 1996 which is 70-100,000 people more than projected by this study. Originally designated 15,000 acres of land for future urban development but Province feels this is too high given the tender fruitlands. No official housing policies yet but expect need for additional 52,000 units during 1976-96 period.

OVERALL CONCLUSIONS: No problems with short term housing situation but definite problems concerning amount of land to be designated for future urban development. If growth is to the south of the Escarpment, there could be some servicing problems.

SUBDIVISION ACTIVITY: ST. CATHARINES/NIAGARA CMA (5/10/76)

AREA MUNICIPALITY		# OF UNITS IN PROCESS											
		D.A. & F.A.				PENDING				TOTAL			
		SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL
FORT ERIE		492	107	149	748	79	52	102	233	571	159	251	981
PELHAM		137	20	-	157	314	256	78	648	451	276	78	805
PORT COLBOURNE		108	16	-	124	1003	6	1074	2083	1111	22	1074	2207
WELLAND		528	40	80	648	392	622	625	1639	920	662	705	2287
ST. CATHARINES		292	652	245	1189	771	648	1089	2508	1063	1300	1334	3697
NIAGARA FALLS		953	558	451	1962	829	485	341	1655	1782	1043	792*	3617
THOROLD		493	572	45	1110	1516	1077	727	3320	2009	1649	772	4430
TOTAL		3003	1965	970	5938**	4904	3146	4036	12086	7907	5111	5006*	18024**

* Multiples listed are conservative as some plans only designated blocks and don't detail out specific units.

** excludes an estimated 400 condominium units

Source: Ministry of Housing, Subdivisions Branch

8. SUDBURY CMA

STUDY AREA: Region of Sudbury

SHORT TERM HOUSING SUPPLY: Total of 6320 units in the subdivision approval process, representing about 3 years' supply. However, most of this is draft or finally approved with only .6 year's supply pending. Sudbury is one of two areas with less than .5 year's supply either under construction, completed, or unoccupied. This is worth noting, given that about 2.4 year's supply of housing has been either draft or finally approved.

STAGE	UNIT TYPE*				# OF YEARS SUPPLY
	Single	Semi	Multiples	Total	
● draft & final approved	2710	920	1480	5110	2.4
● pending	1000	210	-	1210	.6
Sub-Total	3710	1130	1480	6320	3
● units under construction or vacant	350		80	430	.2
Total				6750	3.2

* Rounded to nearest 10

LONG TERM HOUSING SUPPLY: Region has prepared an Official Plan which it is in the process of approving. Projections are for 228,000 people by 1996 which is just over 20,000 people less than projected in this study. Have designated growth centres in each of the area municipalities with Sudbury retaining its dominant position as the regional centre. Will provide water and sewer facilities to growth centres and estimate a need for an additional 32,000 units to 1996. Region estimates there is enough land to accommodate the target population to about 1990. This suggests that there could be problems afterwards if Region grows to its own or this studies' projections.

OVERALL CONCLUSIONS: Appears to be enough supply of housing for the short term despite the fact that there are so few units now under construction, or unoccupied. Could be some potential, long term problems.

SUBDIVISION ACTIVITY: SUDBURY CMA (5/10/76)

AREA MUNICIPALITY	# OF UNITS IN PROCESS										
	D.A. & F.A.				PENDING				TOTAL		
	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	TOTAL
SUDBURY	1372	919	1278	3569	271	95	-	366	1643	1014	3935
ELSEWHERE IN REGION	1338	-	-	1338	726	112	-	838	2064	112	2176
TOTAL	2710	919	1278	4907*	997	207		1204	3707	1126	6111*

* excludes an estimated 200 condominium units

Source: Ministry of Housing, Subdivisions Branch

9. THUNDER BAY CMA

STUDY AREA: District of Thunder Bay

SHORT TERM HOUSING STUDY: Adequate supply of housing for the short term with 1600 units in process, representing 1.7 year's supply. 1.2 years are draft and finally approved. Additional one year's supply in units either under construction, completed or unoccupied.

STAGE	UNIT TYPE*				# OF YEARS SUPPLY
	Single	Semi	Multiples	Total	
● draft & final approved	1060	-	-	1060	1.2
● pending	280	10	210	500	.6
Sub-Total	1340	10	210	1560	1.7
● units under construction or vacant	420		550	970	1.1
Total				2530	2.8

* Rounded to nearest 10

LONG TERM HOUSING SUPPLY: Thunder Bay and the surrounding area are included in the Lakehead Official Plan which received Ministerial approval in October, 1972. The District projects a population of 150,000 people by 1986, roughly 8,000 people less than projected by this study. No statements about land or housing requirements, just that Fort William and Port Arthur must be brought together to create a population of 150,000.

OVERALL CONCLUSIONS: Short term housing supply is sufficient and there are no detailed policies available to make any predictions about the long term. Hopefully, a new O.P. will be undertaken within the next 2 years to clarify the situation.

SUBDIVISION ACTIVITY: THUNDER BAY CMA (5/10/75)

AREA MUNICIPALITY	# OF UNITS IN PROCESS										
	D.A. & F.A.				PENDING				TOTAL		
	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	MULTIPLE	TOTAL	SINGLE	SEMI	TOTAL
THUNDER BAY	370	-	-	370	14	-	211	225	384	-	595
ELSEWHERE IN DISTRICT	688	-	-	688	270	8	-	278	958	8	966
TOTAL	1058	-	-	1058	284	8	211	503	1342	8	1561

Source: Ministry of Housing, Subdivisions Branch

APPENDIX C

MONITORING

The purpose of a monitoring program is to note and interpret new developments that may have an impact on the future requirements for new housing stock. The main emphasis should not be on the statistical data collected but on interpreting the likely impact of several key variables:

- changes in social factors influencing household formation
- trends in migration
- identification of new population growth patterns within the province
- unit type trends
- inventory of potential short term supply

Unfortunately, most of the key data that is required to monitor changes in these variables is from the Census which is not retabulated very frequently. However, a number of other sources are available that do provide some insight into these factors.

SOCIAL FACTORS

Our study has identified the importance of changing headship rates on household formation. In the past these changes have been previously the result of: increased level of divorces; undoubling; and the trend for the young and elderly to maintain their own households.

Sources other than the Census only provide data relating to the level of divorces (available from Vital Statistics, Statistics Canada 84-202). Data on undoubling and number of seniors and young maintaining their own households will only be available from the 1976 Census. As soon as Census cross tabulations are available in early 1979 new headship rates should be calculated and compared to those used in this forecast.

MIGRATION

Net migration to Ontario is also not a readily available statistic. Some estimates can, however, be made by use of the Canadian Statistical Review which reports immigration to Canada, by province of intended destination. This, however, is only one of the figures needed to determine net migration. Good figures on emigration and intra-provincial patterns are not available. The Economic Analysis Branch of T.E.I.G.A. makes estimates of these phenomena. The Ministry of Housing should, on an annual basis, review T.E.I.G.A.'s understanding of the net migration situation.

NEW POPULATION PATTERNS

To identify these, T.E.I.G.A. population forecasts by county should be used. These are updated periodically and are the best source of information on shifts in intra-provincial population patterns. The most important updating of these forecasts will be undertaken shortly when the 1976 Census material becomes available for T.E.I.G.A. use.

UNIT TYPE TRENDS

C.M.H.C.'s Canadian Housing Statistics and Statistics Canada's 64-001 Building Permits provide the data needed to monitor construction activity against our forecast. However, it should be pointed out that sharp swings of as much as $\pm 25\%$ are possible on a year to year basis. Thus wide deviations should not be immediately interpreted as an error of the forecast but should be averaged over a 5 year period.

When the 1976 Census cross-tabulations become available new unit type and tenure patterns should be developed that can be related to those used in this forecast to determine if the assumed relationships have held. These assumed relationships are completely documented in Appendix A.

SHORT TERM
SUPPLY

Currently, we feel a major data weakness exists in that the number of potential short term units in each stage of the approval process cannot be easily determined. As a result each time these figures are calculated, a new base figure needs to be determined. Although we have not extensively probed this issue, it may prove feasible to program the existing T-file information so that totals at each stage, by type and each area can be quickly determined. These numbers are vitally important as the availability of land for development is the greatest potential constraint to meeting future requirements.

